

FOR SALE

Colliers



**LIST
PRICE: \$469,000**

212 MELLANBY AVENUE | PORT COLBORNE | ON
±1,625 SF Shop & Office & Drive-In Door on ±0.187 AC

ANDREW ROSELLI*

+1 905 327 7579

andrew.roselli@colliers.com

**Sales Representative*

RALPH ROSELLI* SIOR

+1 905 329 4175

ralph.roselli@colliers.com

Colliers International Niagara Ltd., Brokerage

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798

Accelerating Success.

Listing Specifications

Colliers

Location	West side of Mellanby Avenue just North of Main Street W
Lot Size	±0.187 Acres
Building Area	TOTAL: ±1,625 SF Shop: ±1,161 SF (43 ft. x 27 ft.) Office: ±464 SF (29 ft. x 16 ft.)
Zoning	R2 - Second Density Residential
List Price	\$469,000
Taxes (2025)	\$3,000
Comments	• Just North of Main Street W/ Highway 3 • Roof 8 years old • Recently used as a hobby/ small machine repair shop • Quick & easy access to Highway 140/ 406

BUILDING FEATURES

- Shop and office
- Concrete block & steel building
- 10 ft. x 10 ft. drive-in door
- 12 ft. clear height
- Gravel yard
- Heat is forced-air gas with individual mini-split units & a wood stove

Location Overview

Colliers



HIGHLIGHTS



Easy Access via Hwy 3, Hwy 140 and Hwy 58



Only 26 minutes drive to the U.S.A. Border



Within 5 minutes to the Welland Canal



Close proximity to active CN Railway



CN Rail



Highway

Exterior Photos

Colliers



Exterior Photos

Colliers



Interior Photos

Colliers



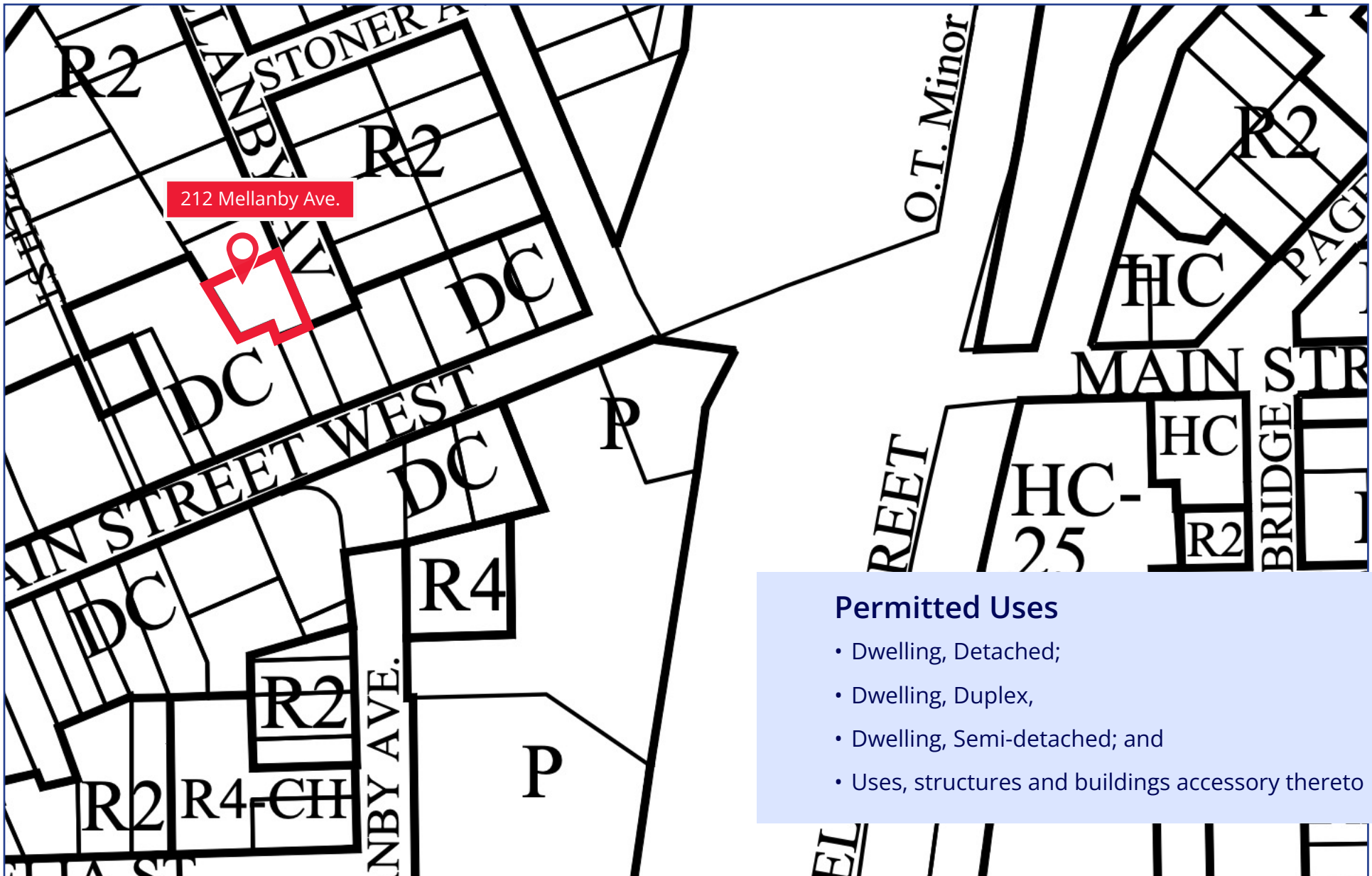
Interior Photos

Colliers



R2 - Second Density Residential Zone

Colliers



Permitted Uses

- Dwelling, Detached;
- Dwelling, Duplex,
- Dwelling, Semi-detached; and
- Uses, structures and buildings accessory thereto

\$5.0B+

Annual revenue

2B

Square feet managed

24,000

professionals

\$100B+

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated August 2025

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2025. All rights reserved. Colliers International Niagara Ltd., Brokerage

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and asset management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Asset Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

CONTACT:

ANDREW ROSELLI*

+1 905 327 7579 | andrew.roselli@colliers.com

RALPH ROSELLI* SIOR

+1 905 329 4175 | ralph.roselli@colliers.com

**Sales Representative*

COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413

Fax: +1 905 354 8798

www.collierscanada.com/niagara

